SELLS AT RATE OF 100 LOTS AN HOUR

B. L. Kennelly Sets Rapid Pace at Pelham Bay Sale; Lots Average \$1,000 Each.

The sais of 600 lots in the Patham Bay Park section of The Broux by Bryan L. Kannally, auctioneer, last Saturday afternoon was a whirlwind sucaccording to vateran austion habiuss who were present. Mr. Kennelly, without rest or intermission, knocked flown the properties to the highest hidder his tent wishth was set up on the prop arty near the subway terminal at Pelor more men, women and children who

or more men, women and children who almost fought to get inside it. The sale, which began shortly after I o'clock, closed at 7:45 with every jet dispessed of. The excellence of the property, its location within sight of the city's largest and newest playground and the recent opening up of the section by the extension of the Lexington avenue subway, together with the return of more favorable building conditions and the city's building subsidy in the form of tax exemption for ten years on small dwellings and medium priced spartment houses, combined to make the sale one of the most extraordinary events of its kind in the history of The Brohn.

The total price obtained for the 600 lots was 3554,734, or an average of about \$1,000 a lot. Both Mr. Hennelly and the owners were extremely gratified with the results of the sale. For the most part, homessekers were able to obtain a lot at their own price, although several large interests bought corners and adjoining lots on swe streets.

J. Clarence Davies bought a lot, 25x

corners and adjoining lots on swe streets.

J. Clarence Davies bought a lot, 25x 100, at the northwest corner of Westchester and Colonial avenues for \$8,500; e. also purchased the adjoining lot on Westchester avenue for the same price. The two adjoining lots on Westchester avenue, 25x100 each, were sold to A. Hellwig for \$5,000 each. The Goldberger Manufacturing Company bought the northwest corner of Burr and Westchester avenues, a plot 76x56x irreg., for \$10,200, and the two lots adjoining on Westchester avenue, 25x100 each, were sold to Peter J. Smith for \$5,000 each.

Archbishop Hayes bought a plot, 100x 100, at the corner of Wilkinson and Hobart avenues, midway botween the Pelham Bay Park terminal and the Buhre avenue station, to be used in the near future for a Catholic church.

The inside lots on Westchester avenue sold as high as \$5,000 and the corners \$5,200; lots on Burr avenue, facing the parade grounds, brought on an average \$2,000 each, and the corners \$2,600. Lots on Colonial avenue sold from \$1,500 to \$1,700 each. Pelham Parkway lots averaged from \$1,500 to \$2,000 a lot.

\$1,750,000 Apartment House Lease

\$1,750,000 Apartment House Lease
L. J. Phillips & Co. have concluded a transaction whereby the entire portion above the ground floor of the seven story Euclid Hall apartment house, on Broadway, Eighty-fifth and Eighty-sixth streets, passes to a new tenant for twenty and a half years. The transaction involves about \$1,750,000 including taxes and cost of proposed alterations. Through the sale of the stock of the owning corporation for Kern & American control passes to Paul A. McGoldrick. The structure fronts 204.10 feet on Broadway, 119.6 feet on Eighty-sixth street and 105.11 feet on Eighty-fifth street. A. N. Gitterman represented Mr. McGoldrick is about to file plans for altering the apartments into smaller suites.

Two Flats Planned for the Reights

Two six story apartment houses have been planned for Washington Heights by the Mardel Estates, Inc., as follows:
At 645 to 657 West 162d street, 137,6386.
Springsteen & Goldhammer, architects, estimate the cost at \$200,000. The other structure will be at 664 to 674 West 163d street. The same architects estimate the cost at \$300,000.

INVESTOR BUYS HOUSE ON CENTRAL PARK WEST

Becomes Owner of Towers Other Apartment Deals.

Sharp & Co. have sold for the Globe Realty Company, Dudley S. Harde prestdent, the Towers, an eight story fireproof apartment, with penthouse, at the northwest corner of Central Park West and Ninety-fourth street, known as 1 Vest Ninety-fourth street, on a plot structure since it was erected by the sellers about fifteen years ago. The new owner is an investor who has taken the property in the name of the Higginson Holding Company, recently formed at, Abbany with S. Volt, S. N. Robbins and Julius H. Zieser, an attorney, as directors. The structure is laid out with two suites on a floor, each of nine roms and three baths. The house returns an annual rental of approximately \$60,000. Sharp & Co. have been appointed agents of the property.

The six story Belmar apartment house, at the northeast corner of Macombs place and 150th street, 56.9x 136.2x irregular, has been sold by Julius Bachrach to Albert L. Kuther.

The nine story aparitment house at 114 to 120 East Eighty-fourth street, 87.6x100, near Park avenue, has been conveyed by the Surrey Realty Company, Samuel A. Herzog president, to the Kansas Realty Company. It carries a mortgage for \$220,000.

Ralph Russo sold the four story tenement house and stores at 2368 First avenue for Julia A. Sullivan. The property has been owned by the seller for twenty-two years.

Whitney-Foster Corporation bought 68.3x100. This is the first sale of the

erty has been owned by the seller for twenty-two years.
Whitney-Foster Corporation bought from the Pombalho Realty Company the two five story apartments at 17 and 19 West 108th street, through Miller & Lindsley.
Theodore Ortmann sold for H. S. Bowron to an investing client of A. W. Miller & Co. the five story double flat, 31.5x100, at 261 West 112th street.
Gussie Stark sold to the Tanjo Realty Corporation the six story flat at 10 West 116th street, 25x100.11.
Josephine E. Beekman sold to Eugenia C. Galanopoula 233 and 235 Madison street, two four story tenements, 50x 79.7.
Caroline B. Belknap sold to Savatore

79.7.
Caroline B. Belknap sold to Savatore Strano 517 and 519 East 117th atreet, a six story tenement, 30x100.
James J. Crowe sold the six story elevator apartment at 119 Wast Forty-fith street, to the D. I. A. Realty Corporation, Charles Tenenbaum president, from the estate of Madame Marie Obry. Stetson, Jenning & Russel were the attorneys for the estate, and Cohen Brothers represented the purchaser. The property was held for \$175,000.

In the Dwelling Market.

Thompson Company represented the purchaser.
Marie McCabe sold to Philip Leone
250 East Sixty-second street, three story
dwelling, 17x100.

Other Deals in Manhattan Eva Wortman sold to Samuel Bewitz and Harry Miller 807 and 809 East Fifty-fourth street, four story building, 88x120.

Joseph Yarkowitz sold to Rebecch Hirsch 50 Willett street, six story stable, 88x25.

Edward J. Welling sold 637 Third avenue, a business building, 25x100.

Deals Revealed in Transfers.

Isidor Delteibaum sold to the West 120th Street Garage & West 180th street, 64.102.100. Young Women's Christian Association sold the three four story dwellings at 122 to 128 West 124th street to Sadie V.

REAL ESTATE AT AUCTION.

Winfield 18 East 180th street, three ctory dwelling, 16,2x100.

Delis Egan sold to May Bentley 20 West 181st street, three stary dwelling, 16x26.11.

John J. Weisterd sold to M. & E. K. Coren 205 East 180th street, three deep dwelling, 20x20.

William Cohen sold to Mandel Becharts the northeast corner of Broome and Allen streets, 25.4x75.

The Fulton Trust Company sold to Regina Margarets 126 and 128 Atterney streets two four story lensments, 60x160.

James H. Crulishank sold to Julia M. Smith 288 West 137th street, five stary flat, 19x100. REAL ESTATE AT AUCTION.

Brady, Benjamin Black and Robert A. DEALS IN OTHER BOROUGES. Alexander Selkin, David Mints and Adolph Weiss sold to Louise Moore. Harry P. Kats sold 2575 Bainbridge averthrough James Linton 29 East 131st nue, The Bronx, 53x71.

Street, three story dwelling, 18.3x100.

F. William Eggert sold for Caroline

Gunther the dwelling at 4639 Bronx Gharles Partridge sold 9 Prospect

Park West, Brooklyn, for Boris Her-ahenov to a Manhattan hotel man. The building, 100x100, at the corner of Pres-

building, 1002100, at the corner of President street, is a six story, twenty-four family apartment house.

Martin Company leased to International Correspondence Schools second floor in 84 Livingston street, Brooklyn, Rickert-Brown Realty Company sold to Kirby C. Sidbury, a two story dwelling on Ditmars avenue, between Merchant and Croscent streets, Arleigh, Onsans

REAL ESTATE AT AUCTION.

Builder Wise

Is erecting forty two-family houses in the Queens Boulevard section of 'New' Long Island City, on lots adjoining the Kennedy-Collins property, and purchased at a Public Auction Sale held by me last November by the builder, Joseph Caulfield of Brooklyn. Also in the same neighborhood, two garages are being completed.

The builders of these houses and garages selected this section because it is only II MINUTES from 42ND ST.

THERE'S A REASON

New York is just beginning to realize what "II Minutes from 42nd Street" means, and to think seriously of the future value of unrestricted lots located just beyond the great industrial heart of "New" Long Island City, and suitable for garages, business buildings, one and two-family dwellings and "walk-up" flats.

NEW YORK'S TWO (5ct. fare) SUBWAYS, AND THREE SUBWAY STATIONS AT PROPERTY.

WRITE IMMEDIATELY TO ME FOR BOOKLET. WITH PATENTED "STRING" LOCALITY MAP.

Absolute Auction Sale

Formerly the Estate of Henry Van Rensselaer Kennedy, Dec'd, and by order of MERCANTILE TRUST CO., Agent, Brenton H. Collins, Owner.

LONG ISLAND CITY Subway Lots

To be Sold Separately, to the Highest Bidders, without reserve

ON QUEENS BOULEVARD

nt Ave., Diagonal St., Rawson St., Lowery St., and adjoining Aves. immediately adjacent to the Rawson, Lowery and Bliss St. Stations of the Dual Subway System Interborough and B. R. T. "Broadway" Subway and 2nd Ave. "L"

11 MINUTES FROM 42nd ST. two (5 cent fare) Subways at three subway stations

Suitable for the Immediate Erection of Apartments, One and Two-Family Houses Also unrestricted lots on Queens Boulevard, suitable for Garages, etc.

NEXT SATURDAY, MAY 21st

At 1:30 o'clock, rain or shine, in mammoth tent at corner of Queens Boulevard and Bliss St., Long Island City Title Guarantee & Trust Co., or Lawyers Title Insurance & Trust Co. Policies free

> BARRY, WAINWRIGHT, THACHER & SYMMERS, Esqs. 59 Wall Street, Attorneys for Kennedy Estate WHITE & CASE, Esqs., 14 Wall Street, Attorneys for Brenton H. Collins

may remain on mortgage

Savings Bank Books, on proper assignment, as well as Liberty Bonds, at market value, will be accepted as deposit.

Write Your Name and Address. Tear Out and Mail at Once. JOSEPH P. DAY, Auctioneer

67 Liberty St., New York Please send me, without obligation, full details of the Joseph P. Day Plan "HOW TO HAVE YOUR LOTS COST YOU NOTHING." through Tax Exemption.

Send name and address of any friends who may be interested.

67 Liberty St., N. Y. C. Tel. Cortlandt 0744



Go To Long Island City To-Day:

Take any subway to Grand Central Station, transfer to Queensboro Subway (Corona Line) to Bliss Street Station, where my representative will meet you; or B. R. T. Broadway Subway to Queensboro Bridge Plaza and change to Interboro (Corona Line) to Bliss Street Station, or take 2nd Ave "!" via 57th St. and Street Station, or take 2nd Ave. "L" via 57th St. and 2nd Ave. to Bilss Street Station (Corona Line) at property, where my representatives will meet you, or by motor from Queensboro Bridge, following right branch of Subway-Elevated Road to the Bilss Street Station in Queens Boulevard. Send for Patented String Locality Map, and the Joseph P. Day Plan: "How to Have Your Lots Cost You Nothing," through Tax Exemption.

Bryan L. Kennelly

WILL SELL AT AUCTION

Special Sales Day To-Morrow

N. W. Cor. 7th Av. & 17th St. N. W. Cor. 7th Av. & 16th St. 20 WEST 17TH ST. 149-155 WEST 24TH ST. 307 WEST 107TH ST.

N. E. COR. CLINTON ST. N. W. COR. BROOME ST. 1511 SILVER ST., BRONX

WELLMAN AVE., BRONX MOUNT VERNON

407 Union Av., s. e. corner 5th St. KATONAH, N. Y. Cor. Grand View Av. and Cherry St. "KEEWAYDIN" Catakill Mountains, pear Kingston, N. Y.

149 Broadway Cort. 1547

ARTHUR C. SRERIDAN, Real Est. Auction

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Itaal Batate in all its branches.
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George B. Corsa, Sale or Louis 10 Rest Furty-faird Street, Now York. JOHN M. THOMPSON, Real Estate

I am giving up my apariment at 125 Riverside Drive because last October my rent was advanced from \$2,220 to \$8,420 for one year, and the rent now asked is \$4,200 a year. Instead of paying rent, I have bought a home of my own in beautiful Norwood Gardens—a real casis in Greater New York and very near to everywhere and I am so delighted with it that I will be glad to tall you all about it.

My personal experience as a tenant and as a home-buyer may be just the thing you need to take the sensible step that so many of us put off. A letter to me or telephone call. Schuyler 4884, will bring you my story.

WILLIAM C. FREEMAN 125 Riverside Drive, N. Y.

BARNWELL CO., 9235 Cortlandt.
DOUGLAS L. ELLIMAN 4 CO.
18 East 49th St. Plans 9206. HENRY HOF BOT BE AT THE MUTTAS

GREAT HOUSE BARGAIN Owner sacrifices beautiful house, brick veranda, steam heat, electricity, fine firsturee, parquetry, tile, bath, artisatio decorations. Garage space. Near subway and elevated, \$1,500 cash, \$70 monthly. Tax exception saves \$1,425.

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Stanbarg Bros. one family cottages at Ri
and Hill South, 25,250 up; Fulcon st.

o Greenwood av station, Greenwood sta
ap. Tel. Richmond Hill 5885.4118-5055. OUSES & LOTS MEETH-MURRAT CO.,

BUSINESS PLACES TO LET. Above 14th St. to 59th St. (Inclusive) East Siver to North Siver.

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ATTRACTIVE OFFICES Each Facing a Thoroughfare. \$2.00 per foot and up in the New

Broadway Central Building

1658 Broadway, corner 51st St. High Speed Elevators; Arcade to Seventh Avenue; Transit Facilities at the Door. Agent on premis

M. M. HAYWARD & CO. 2640 Broadway. Tel. "Riverside 9084.

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400 FEET ACTUAL SOUND FRONT With Unsurpassed View.

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FREEPORT, N. Y. SUMMER RENTAL E'ine residence, 5 master bedrooms, one maids', 2 bathrooms, spacious purch, fully furnished; 2 car garage; fine grounds, shade; 4 minutes' depot. TEL. 36. OTHER HOURES. Clarence A. Edwards, Opp. Depol

Country Estate, 91/4 Acres 365 Ft. Waterfront; 15 Room House Two garages, lee house, stable, wonderful trees: 30 minutes; on North Shore. WILL SACRIFICE! MAY TRADE! TELEPHONE TO MELLOR, CIRCLE 2476.

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OLD GARDEN CITY. tly improved Restricted BuildingPlots e 40x100 and up. Terms Reasonable Garden City Company, Garden City. L. ASK MR. HALLERAN. FLUSHING, L. L.

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CHOICEST, FAIREST & HEALTHIEST HOME LOCATIONS NEAR THE SOUND Jos. Lambden & Son, Inc. 56 Lawton St. Tel. 802 New Rochelle, N.Y.

A \$10 BILL und 33 a week will buy you a beautiful building plot, 50x100, or larger, at Bryn Mawr Park, close to city and station: 12 lots have been sold here within the last few days. If you want one it will be well to act quickly. These lots are BARGAINS. Come out and look them over. Robert E. Farley Organization, 12 E, 44th St. Murray Hill 7720.

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McCLELLAN & CO., INC.,

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all improvements, 2 car garage, chauf-room, 3 acres laid out in lawn and ble garden. High elevation, Asking vegetable garden. High elevation, Asking price \$40,000. POX REALTY COMPANY, 51 E. 494 St., N. Y COUNTRY ESTATES Sale or Rent.

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8 rooms, bath, het water heat, all improve nents; garage; fruit in bearing; one acre resptional view; \$7,000; terms. Look thi HAYES & KAHLBAUM, FOUR ACRES

In the Heart of the Hills HAYES & KAHLBAUM,

Connecticut-Sale or Rent. IN THE HILLS OF CONNECTICUT.

35 minutes out, overlooking Stamford, all year country home, 8 rooms, 2 baths, sun pariors, sleeping perot, 1½ acres, garden planted, 3 car garage, chicken houses, every comfort, come, look, make offer, own the stamford 2177.

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Above 14th St. to 59th St. (Inclusive). East River to North River. 47 West 47th St.

LOFTS Elevator, Steam Heat, Hot Water mediate Possession—Apply on Pres or JOSEPH GORDON

CANADIAN PACIFIC BUILDING 44th & Madison Ave.

OFFICE SPACE TO SUBLEASE 1 600 Past. 21st Place Most Desirable. INTERNATIONAL CEMENT CORPORATION Canadian Pacific Bldg. Murray Hill 9125

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40 x 140 ALL LIGHT LOFTS Light four sides, twenty windows; large freight elevator; electricity, steam heat; 2,000 to 25,000 aq. ft.; immediate possession, 207-209 East 49th St. 2754 Academy.

DESIRABLE STORE 21.6x90, with basement space 805 Third Ave., near 50th 8t.

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1 & 2 Rooms Baths: \$1,500 to \$2,000. Above 59th St .-- 5th Av. to East River.

61st St. & Lexington Av. All Subways at 60th St. Corner. 2 Rooms, Bath and Service Room. SUPERINTENDENT ON PREMISES.

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POSSESSION AT ONCE. HIGH-CLASS APARTMENTS.

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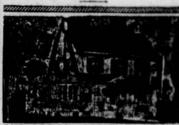
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82,500 SECURES TIME AND OCCUPANCY.
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8 BIG HOOMS, 2 THLED BATHROOMS.
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No. 323 West 15th st., between \$10 and \$20 and BLAND BIODGOD PACTORISE FACTORY SPECIALIST S
FAIGE & BREAKENRIDGE.
845 BROAD ST., NEWARK, N. J.

BUSINESS PLACES TO LET.

New, Very Select Building, 21x90x100 A Few

FIVE story American basement, 166th et. bet. West End and Drive, 15 rooms, 5 baths; must be sold this week at \$35,000, worth \$45,000. COUGHLAN & CLISHY, 200 West 72. 216 West 34th St. Longacre 2962

West 72.

FIVE story apartment, 7 rooms, all improvements, rent \$4,740; very low, \$30,000; below 125th et. COLEMAN, 217 West 125th, WEST END AV. (corner). Four story and basement, 23 ft. front, 20 rooms; now vacant; owner will sacrifice; cash required, \$5,000. COUGHLAN & CLIEBY, 200 West 750. story and basement private dwelling, 10 rooms, 3 baths, on West 25th at., between materdam and Columbus ave., \$25,500; porasion. CHAS. F. NOYES CO., 118 Will-assion.

lam st. 264 West 95d st. - Pive story, large extension 263 West lod at — Free array in a care consistency in mediate possession; attractive prior to buyer; seen any time. JOHEPH ABRAMSON, 46 West 46th st. Bryant 4064.

223 W. 108th st. adjoining Riverside—Free atory American basement with 4 story extension; plot 20x100; parquet floors, electric lights, steam heat, 5 baths, all modern improvements: immediate possession; price \$42,500. JOHEPH H. COHEN, 27 Cedar st. Phone John 678.

861 WEST 117TH ST.—Three story and basement, 16.8x100; possession arranged. JOAHRAMSON, 46 West 46th st. Bryant 4004. Washington Heights, Above 127th St., West of 8th Av.

WI: have several apartment buildings for sale at sacrifice prices, Washington Heights section. PEASE-ELLIMAN, 340 Madison av. Borough of Brong-Sale or Rent.

PRIVATE realdence at 253d st. and Field-atone road, half acre of ground, 14 rooms, improvements; terms arranged; exchange entertained. CHARLES KUNTZE, 431 East enfertained. CHARLES KUNTZE, 431 East 144th. WE have several apartment buildings for sale in the Bronx at sacrifice prices. PEASE-ELLIMAN, 360 Madison av.

FOR SALE-California bungalow, 5 rooms bath, restricted, at Great Kills, States Island, Columbus 2796. REAL ESTATE-OUT OF CITY.

Long Island-Sale or Rent.

LAKEVILLE. 33 Acre Farm, near motor park-way, 10 minutes Great Neck Sta-tion; land lays well; good neigh-borhood.

For sale at \$1,000 per acre, which is very cheap.
Also erchard, old house and barns on the property. Can be easily re-modelled.

BAKER CROWELL, INC., 47 W. 34th St. N. T. Cuv. Tel. Fitz Roy 28, Great Neck 174.

FREEPORT.—Two new Dutch Colonial homes; 6 rooms; every modern convenience; garages; cement walks, brick porchestes; location; open for inspection; corner whishey at, and Miller av, WM M, GATTER, builder, 39 Rallroad av., Freeport, Tel. 36. FAR ROUNAWAY-Edgemers; ceitages for rent or sale, LEWIS H. MAY CO., Far Rockaway, L. I. Phone 60 Far Rockaway. HOMES, \$6,560 upward, casy terms. HYDE & BAXTER, Port Washington, L. I. LAKE RONKONKOMA is beaming-LOTE, a minutes to the LAKE, HIGH, DRY, \$25-each. Bathing, bearing and fishing, as minay as you want. DB TOURRIEL, 25 Clinton st. Brooklyn. N. V. MINEOLA, L. L. HOMES AND ACREAGE WONDERFUL BARGAINS. F. UNSER.

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FOR RENT.

IN LAWRENCE PARK. BRONXVILLE.

A NEW HOUSE, delightfully situated on the billiaide, among fine old trees; convenient to echicels, stores and station; 5 rooms, sheeping porch, 5 baths; garage; plot 100x100.

12 Palmer av., Bronxville, N. V. Tel, 1131.

IMMEDIATE occupancy in beautiful Chester Hill section Mt. Vernon: 5 rooms and bath. For particulars phone Hillerest 2220.

UNIVEL apprilies. Colonial, estate, Wish. OWNER sacrifice Colonial estate, High-lands-Westchester, manalon 25 rooms, rottess, 12 rooms, 12 acres, brook, orchand-ideal institution, sanitarium, inn: State road, near Peekshill; brokers recognized, OWNER, 1999 Madison av.

REYNARD & KRAFT, Real Estate.

REAL ESTATE-OUT OF CITY

Heights

SCARSPALE-Owner offers new brick hol-tors tile house, 8 minutes walk from sta-tion, 13 rooms, 4 barbs, 4 fireplaces, ap-portules, about acre of ground; wonderfu-ties fine trees; centract placed fifted-months age, before advance in price. Valcerbile ago.

APARTMENTS - UNFURNISHED. APARTMENTS - UNFURNISHED

SHOW YOUR FAMILY THE NEW

Garden Apartment Homes

22 Minutes from 42d St.

4, 5 and 6 Room Apartments

A few apartments are ready for Occupancy. Others will be completed between now and October 1st. Secure your "Garden" Apartment at once

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Visit Jackson Heights To-day

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Above 14th St. to 30th St. (Inclusive). East River to North River.

FOR SALE OR LEASE TOGETHER. 129 6th av.; "L" to 102 West 55d et.; A.500 square feet; possession. DOMESTIC REALTY CO., 35 West 51st.

27 EAST 104TH ST.—Five etery apartment building, 25x100 rents \$4,000; price \$27,500. PEASE-ELLIMAN, 340 Medison av.

24 EAST SIST ST.—Five story residence, large extension; immediate possession; attractive price to buyers; seen any time. JOSEPH ABRAMSON, 46 West 46th st. Bryant 4004.

Above 59th St .- 5th Av. to North River.

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BELL & PIRRENN, Real Extate, 54 Atlantic et., Stamford, Phone 2548.
FARMINGTON, Il miles Hartford, 6 acres, 7 rooms, garage, barns, poultry, fruit, trelley, State road, \$4,000. T. D. FAULKNER, CO., Hartford, Conn.
GREENWICH, CONN.—For rent, furnished, season, year, Il room house; 3 bathwiselesping porch, garage, garden; modern, up to date; every convenience; might sell-Phone Greenwich Diffi, or Plaza 865 Extension 509.

E. BRNJ. LOCKWOOD,

130 East 79th St.—Four story, large exten-sion; immediate possession; attractive price to buyer; seen any time. JOSEPH AHRAM-SON, 46 West 46th pt. Bryant 4004. ARBURY PARK. Ocean Grove, Altenhure Bradley, Deal.—Summer cottages, botels, JACOB A. KING, NORTH ASRURY PARK. BEAUTIFUL, 12 room suburban home, hargain. Write immediately, "VILNEAR, Fanwood, N. J.
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